



2 Magnolia House, Ashley, BH25 5BS

£168,000

Mitchells
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*2 Magnolia House
Ashley
New Milton
BH25 5BS*

An extremely spacious bedroom top floor apartment that is conveniently positioned in this newly built purpose modern block in the centre of the village of Ashley close to local shops and within a mile of New Milton town centre. Features include an en-suite shower room, a separate WC, an impressive sized kitchen/dining room and allocated parking. This property would be an ideal first time buy or investment purchase.

- Communal Entrance Hall
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Master Bedroom
- En-Suite Shower Room
- Separate Cloakroom
- Allocated Parking



The Property

Communal entrance hall with buzzer entry system

Private door leading into entrance hall which is a good space and would make an ideal office area and carpeted stairs leading to the top floor landing

Dual aspect sitting room with wood effect laminate flooring, large easterly facing window and additional Velux window providing an abundance of light

Kitchen/dining room with dual aspect Velux windows and excellent range of white gloss storage cupboards with a contrasting laminate worktop, space for washing machine and freezer, built in electric oven with electric hob and cupboard housing the combination boiler, wood effect laminate flooring and a generous area for dining suite

Master bedroom also dual aspect with Velux windows

En-suite shower room with matching white suite comprising a low flush WC, wash hand basin inset into vanity unit with white gloss unit under for storage, walk-in shower cubicle with independent electric shower and a wood effect vinyl flooring

Separate WC also with wood effect flooring, low flush WC and wash hand basin into vanity unit





Gardens & Grounds

Magnolia House is a modern block with allocated parking next to the communal entrance door.

Services

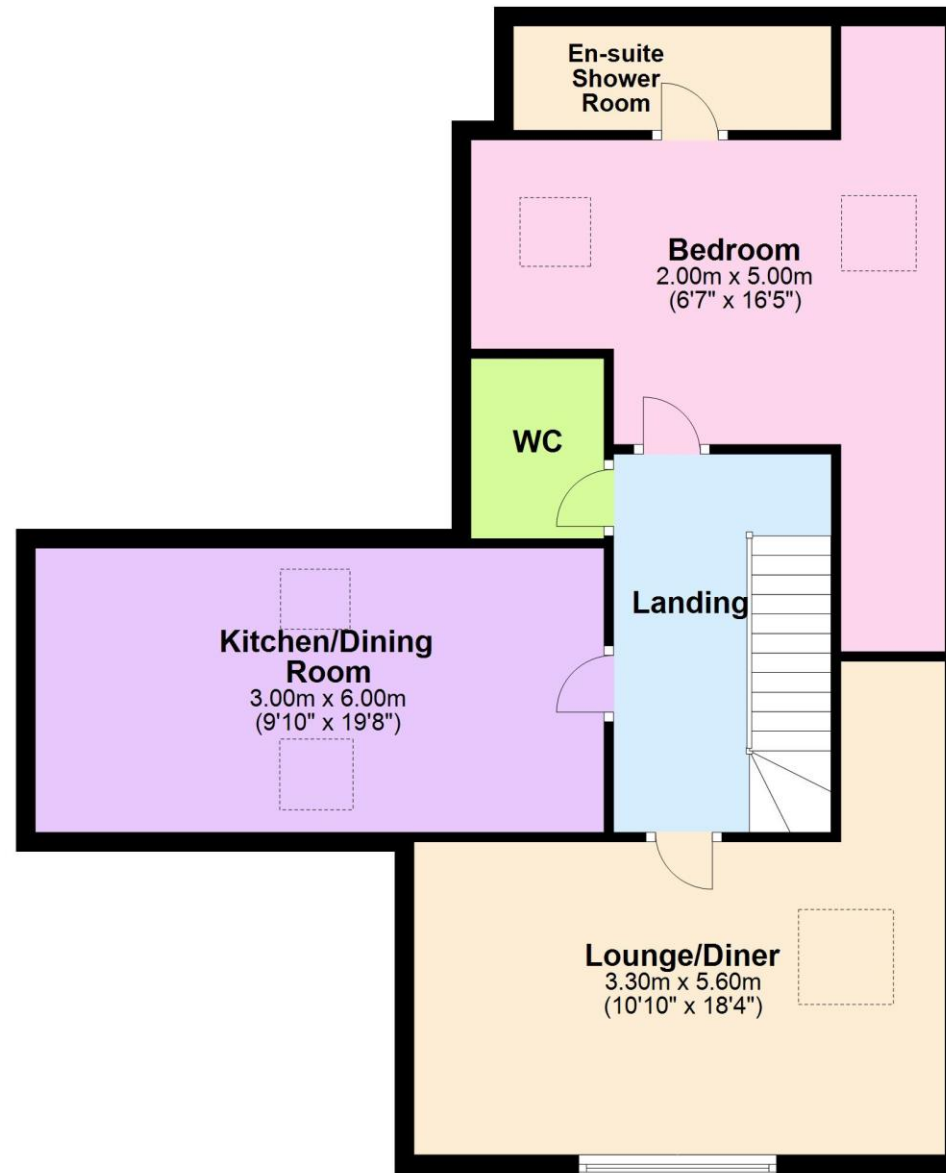
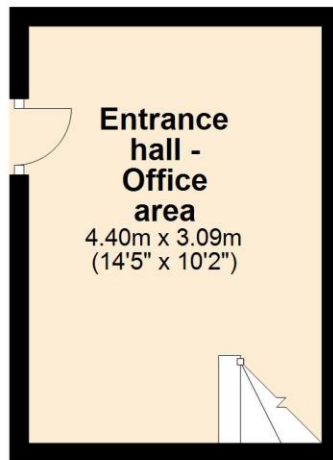
- Mains gas, electric, drainage and water
- Council Tax Band A
- Energy Performance Rating To be confirmed

Ground Floor

Approx. 74.8 sq. metres (804.7 sq. feet)

Basement

Approx. 13.6 sq. metres (146.3 sq. feet)



Total area: approx. 88.4 sq. metres (951.0 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.

Situation

Ashley is a small village located to the east of the thriving market town of New Milton and benefits from both Infant and Junior schools rated 'Good' by Ofsted, a wide range of sports clubs including the excellent rugby club, a small supermarket and is within easy reach of the 92,000 acres of the beautiful New Forest National Park. With the mainline railway station at New Milton, the cliff top and beach at Barton on Sea, Barton golf club offering 27 holes of links style golf, quality eateries including Pebble Beach on the cliff top Ashley remains popular for both families and retirees.

Directions

From Mitchells proceed across the traffic lights into Ashley Road and continue through the next set of traffic lights. Upon reaching the traffic lights at the centre of Ashley, turn right and then immediately right and the property will be found in front of you.





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